131.0	0005	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,149,900 / 1,149,900
					USE VALUE:	1,149,900 / 1,149,900
					ASSESSED:	1,149,900 / 1,149,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
55		NORFOLK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRECHT DAVID C & EPP
Owner 2:	
Owner 3:	
Street 1:	55 NORFOLK ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	RAIZEN DANIEL J & TERESA E -
Owner 2:	-
Street 1:	55 NORFOLK ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,294 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1993, having primarily Clapboard Exterior and 2820 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7294.000	575,000		574,900	1,149,900
Total Card	0.167	575,000		574,900	1,149,900
Total Parcel	0.167	575,000		574,900	1,149,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 407.77 | /Parcel: 407.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 195027
GIS Ref:
GIS Ref:
Insp Date: 07/28/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 131.0-0005-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	575,100	0	7,294.	574,900	1,150,000	1,150,000	Year End Roll	12/18/2019
2019	101	FV	447,000	0	7,294.	606,900	1,053,900	1,053,900	Year End Roll	1/3/2019
2018	101	FV	445,400	0	7,294.	447,200	892,600	892,600	Year End Roll	12/20/2017
2017	101	FV	445,400	0	7,294.	428,000	873,400	873,400	Year End Roll	1/3/2017
2016	101	FV	445,400	0	7,294.	396,100	841,500	841,500	Year End	1/4/2016
2015	101	FV	441,000	0	7,294.	332,200	773,200	773,200	Year End Roll	12/11/2014
2014	101	FV	441,000	0	7,294.	324,500	765,500	765,500	Year End Roll	12/16/2013
2013	101	FV	441,000	0	7,294.	309,200	750,200	750,200		12/13/2012

!10288!

PRINT

Date	Time
12/11/20	00:36:54

LAST REV

Date	Time
08/09/18	11:35:40

apro

PAT ACCT. 10288

USER DEFINED

Prior Id # 1:	195027
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RAIZEN DANIEL J	55070-72		7/29/2010		766,000	No	No		
	23586-544		8/27/1993		343,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/3/2012	1606	Manual	4,090	C				
12/9/2011	1612	Wood Dec	25,600					REPLACE REAR DECK
6/8/1993	2441		135,000					40X40X28 S/FAM/HOU

ACTIVITY INFORMATION

Date	Result	By	Name
7/28/2018	Inspected	HS	Hanne S
8/30/2017	MEAS&NOTICE	HS	Hanne S
4/11/2013	Info Fm Prmt	MM	Mary M
6/7/2012	Info Fm Prmt	BR	B Rossignol
11/22/2008	Meas/Inspect	345	PATRIOT
11/13/2000	Hearing Chag	201	PATRIOT
11/3/1999	Meas/Inspect	243	PATRIOT
5/25/1994		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7294		Sq. Ft.	Site		0	90.	0.88	10									574,941						574,900	

Total AC/HA: 0.16745 | Total SF/SM: 7294 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 574,941 | Spl Credit | Total: 574,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1993	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:			
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	9.5	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	9.5	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.09491527
Const Adj.:	0.98980004
Adj $ / SQ:	135.468
Other Features:	120489
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	635410
Depreciation:	60364
Depreciated Total:	575046

COMMENTS

LOT SEPERATED FROM 131-E-5 6/4/93 DONE
5/25/94 P.M..... 643-6041 PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	4	Baths:	2				HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

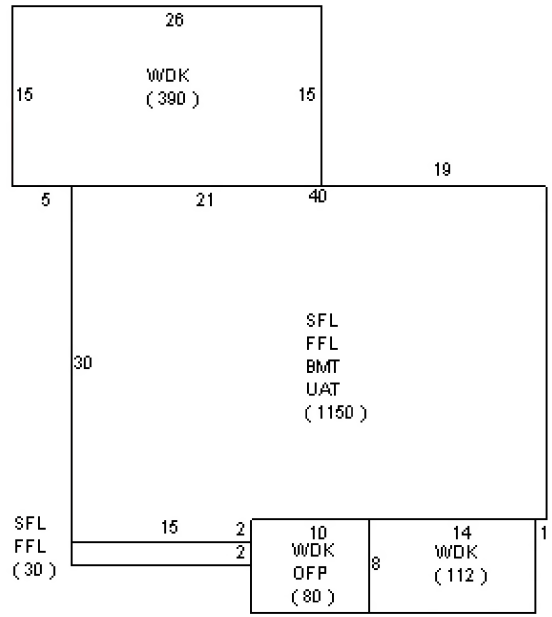
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	163.92
Special Features:	0	Val/Su Net:	128.92
Final Total:	575000	Val/Su SzAd	243.64

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,180	135.470	159,853
SFL	Second Floor	1,180	135.470	159,853
BMT	Basement	1,150	53.890	61,973
WDK	Deck	582	7.640	4,446
UAT	Upper Attic	288	54.190	15,579
OFP	Open Porch	80	36.750	2,940

Net Sketched Area:	4,460			Total:	404,644
Size Ad	2360	Gross Are	5322	FinArea	2820

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

131.0-0005-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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